MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

JANUARY 5, 2016

INVOCATION:
Darren Hulstine, with the Church of Jesus Christ, gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Orach led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Haydon, Assistant City Attorney Mollenkopf, Director of Community Development Appel, City Librarian Housel, Director of Public Works/City Engineer Kahn, Interim Fire Chief Kenley, Police Chief Martin, Director of Utilities Springer, Director of Administrative Services Visé, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:
There were no proclamations or presentations.

2. PUBLIC COMMENT PERIOD
Reggie Marmolejo thanked the City Council for approving the recent ordinance regarding marijuana regulation and the ability to receive deliveries. He also inquired about a meeting with Councilmembers.

City Manager Haydon spoke about fireworks use in the City and third-party citations. He explained that, in an effort to increase awareness of the new regulations regarding fireworks, a number of Public Service Announcements (PSA) were being broadcast on television and at Edwards Theatres. The City received 28 complaints on New Year's Eve and flyers warning of a $1,000 fine were posted on two of the offending homes. The City plans to do a more aggressive informational campaign in the spring with the collaboration of the Police Department, Fire Department, and Code Compliance. City Manager Haydon stressed that the success of the new fireworks third-party citations will be based on City residents' willingness to come forward, file complaints, and identify the parties involved.

Councilmember Zuniga commented that the amount of fireworks in her neighborhood was noticeably decreased this year. She also asked if the PSAs were being released in Spanish.

City Manager Haydon responded that the PSAs are not currently in Spanish, but can be translated. Spanish speaking staff in the Code Compliance Division also have routine discussions with Spanish radio stations.

Councilmember Orach commented that Spanish and English informational flyers had also been distributed in customer utility bills.

3. CONSENT CALENDAR:
Chief Deputy City Clerk Garietz indicated that there was a correction to the Minutes for December 15, 2015. On Page 5, in the last two motions and roll calls, Councilmember Waterfield was inadvertently excluded from voting Aye on Items 3G, Cannabis Regulations, and 3K, Union Valley Parkway Improvements. Staff requested that Council approve the minutes as amended, and direct the Chief Deputy City Clerk to make said corrections.

Consent Calendar Items 3A through 3E were approved, as amended, on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the regular Meeting of the City Council of December 15, 2015, were approved as amended.

C. WARRANTS
Warrant Nos. 197482 to 197709 totaling $2,260,894.80 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services.

D. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

E. GRANT APPLICATION FOR BUENA VISTA PARK FUNDING
The City Council adopted a Resolution approving the submittal of a new grant application to the Land and Water Conservation Fund for approximately $750,000 for renovations at Buena Vista Park.

Resolution No. 2016-01 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND PROJECT.

4. SANTA MARIA TOURISM IMPROVEMENT DISTRICT.
City Manager Haydon gave a brief presentation as detailed in the Council Agenda Report. The item provided for public testimony regarding the establishment of the Santa Maria Tourism Improvement District (SMTID) and a levy of a two percent assessment on lodging businesses. The assessment is expected to generate approximately $600,000 annually to be used toward destination marketing for the City of Santa Maria.

City Manager Haydon noted the Frequently Asked Questions (FAQ) document was included with the Council Agenda Report. He explained that this would be the first public hearing required to commence the formation of a SMTID. At the next City Council Meeting on January 19th one more public hearing would be held to hear testimony. Lodging businesses are invited to submit written protests to the City Council any time on or before the close of the Public Hearing on January 19th. If written protests are received from 50 percent or more of the lodging businesses, the process of establishing an SMTID would be cancelled and could not be pursued for another year.

City Manager Haydon stated that Glenn Morris, President and CEO of the Santa Maria Chamber of Commerce, was in the audience and available for questions, along with a few local hoteliers.

Petitioner's comments
Jean-luc Garon, General Manager of the Historic Santa Maria Inn, spoke in favor of the SMTID saying he believed the District would be the perfect tool to showcase the City and bring more visitors into town to take advantage of hotels, restaurants, shopping, gas stations, and activities. He also commented on the sales tax revenues the visitors would bring to the City.

Written communications
There were no written communications.

Public hearing
Mayor Patino opened the Public Hearing at 6:47 p.m.

J.P. Patel, representing Marriott Fairfield Inn and Candlewood Suite, spoke in favor of the SMTID. He thanked the Santa Maria Chamber of Commerce for providing the hoteliers with information regarding a SMTID.

Councilmember Boysen asked Mr. Morris what the time commitment was.

Mr. Morris responded the commitment is for up to five years. At the end of five years, a complete renewal process would take place including going back out to the hoteliers and petitioning. However, once a year, an opportunity for evaluation would occur and, if more than 50 percent of the hoteliers were dissatisfied with the SMTID, they may petition for changes and/or to cancel the SMTID.

Councilmember Zuniga asked for clarification on how the marketing strategies were coming along.

Mr. Morris responded that the marketing strategies were just being created and that recommendations were being accepted.

Councilmember Zuniga asked if there had been any outreach to other cities with Tourism Districts to learn if they used specific tools to track the success of the program.

Mr. Morris responded that the consultants who have been engaged in the process work throughout the State and have been asked to bring forth any tracking tools of which they become aware.

Councilmember Waterfield asked if all of the hotels were going to participate in the SMTID and how fair the program would be with regard to advertising for smaller motels with less amenities versus the larger hotels with more amenities.

Mr. Morris responded that all hoteliers would be involved and a list of all the hotels and motels would be provided to tourists without favoritism to any of the businesses in the City.

Councilmember Waterfield asked how the promotion and advertising would be different from what the Chamber was doing now and if golf courses would be included in the SMTID.

Mr. Morris responded that the additional funding would help expand the audience the Chamber now reaches. Currently, resources were used locally to support visitor services and marketing of larger events such as the rodeo. The new resources would allow the Chambers to reach out to Northern and Southern California markets and other States. Golf courses, movie theatres, restaurants, and all other attractions would be emphasized as part of the attraction of Santa Maria to tourists, but SMTID specifically involves the hoteliers and attracting tourists to stay the night.

Hearing no other requests to speak, Mayor Patino closed the Public Hearing at 6:55 p.m. and noted that no action would be taken on the item as another public hearing would be held on January 19, 2016, at the next regular City Council Meeting.

Council discussion
There was no Council discussion.

5. COMMERCIAL VEHICLE ORDINANCE. Assistant City Attorney Mollenkopf gave a presentation as detailed in the written Council Agenda Report. The City Attorney's Office made a presentation at a recent Council meeting regarding the City's nuisance ordinance and the prohibition of commercial vehicles parked on residential property. The ordinance being presented has revisions that would allow certain commercial vehicles to park on residential properties.

The revisions would still prohibit very large truck tractors and vehicles that exceed 8 feet in total outside width, 7 feet in height, and 21 feet in length from parking on residential properties. Vehicles weighing more than 10,000 lbs. would also continue to be prohibited from parking on residential properties. A trailer may be parked on the street provided it was attached to a vehicle.

Vehicles that would now be allowed to park on residential properties include pickup trucks with a utility body that do not exceed the widest portion of the vehicle and vehicles within the specified size limit whether or not they have commercial advertising.

Councilmember Waterfield asked for clarification regarding when the City could step in, for example, if two large vehicles were parked in a manner where emergency responders cannot access the road. She cited the example of Mr. Cadena who spoke recently of problems with parking on a narrow street in his neighborhood.

Assistant City Attorney Mollenkopf responded that Code Compliance staff have helped resolve issues with Mr. Cadena, specifically by working with his Homeowners' Association. The Santa Maria Municipal Code specifies that a vehicle may not be parked more than 72 hours on the street. A proposed update to the Municipal Code that will be addressed at a future Council Meeting would require people to move their car at least 75 feet every 72 hours.

Councilmember Waterfield commented on the difficulty street cleaners have getting around vehicles that are parked for long periods on the street.

Councilmember Zuniga asked if the State mandates that all cars on the street be registered and who a person would contact should they decide to file a complaint.

Assistant City Attorney Mollenkopf responded that all vehicles must be registered or they may be ticketed and towed. Typically, a person would contact the Santa Maria Police Department.

Written comments
Chief Deputy City Clerk Garietz reported that one written communication had been received from Peggy Johnsen opposing the parking of certain commercial vehicles in residential areas citing visual clearance issues from driveways, the blocking of street numbering, and the number of cars in general on residential streets saying they are an eyesore and making street cleaning difficult.

Public hearing
Mayor Patino opened the Public Hearing at 7:07 p.m. and, hearing no requests to speak, immediately closed the Public Hearing.

Council discussion
Councilmember Boysen commented that the Ordinance amendment might take vehicles that were not previously allowed to park on residential property off the street, thus helping to alleviate the issue of overcrowding on the streets. However, he said he would be in favor of following up with regulations regarding vehicles that appeared to have been abandoned on the street.

Assistant City Attorney Mollenkopf responded that the amendment would help alleviate some of the congestion on the streets.

Councilmember Orach asked if the Police Department could be called with regard to a vehicle on the sidewalk.

Assistant City Attorney Mollenkopf responded that if a vehicle was blocking a driveway, obstructing a sidewalk, or causing a threat to public safety, it would be in violation of the Municipal Code and the best recourse would be to call the Police Department. However, for non-threatening situations, Code Compliance should be contacted.

Mayor Patino asked about apartment complexes that do not allow unregistered or unlicensed cars to park in their parking lot, but require them to park on the street.

Assistant City Attorney Mollenkopf responded that unregistered cars and unlicensed drivers are regulated by the Police Department, not Code Compliance.

Ordinance No. 2016-01 was introduced for first reading, and continued to the next meeting for second reading and adoption, amending Sections 5-6.202(h) and 12-29.10 of the Santa Maria Municipal Code regarding commercial vehicles on residential properties, on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote:

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2016-01 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA AMENDING SECTIONS 5-6.202 (H) AND 12-29.10 OF THE SANTA MARIA MUNICIPAL CODE.

6. LAZ-E-DAZE DEVELOPMENT AGREEMENT. Community Development Director Appel gave a brief presentation as detailed in the written Council Agenda Report. The owners of the Laz-E-Daze Boardinghouse, located at 1300-1324 North Broadway, are seeking a development agreement that would allow the owners up to five years to complete property improvements that would normally be required to be done prior to occupancy. The owners are now requesting a one-month continuance of the item to the February 2, 2016, City Council meeting to provide them time to meet with City staff to modify the development agreement and shorten the timeframe for completion of the improvements.

At the request of the Applicant, a continuance was granted to the February 2, 2016, City Council meeting on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

REPORT BY CITY MANAGER:
City Manager Haydon reported the next City Council meeting would be on January 19, 2016, and would include the second reading of the Commercial Vehicle Ordinance presented this evening; Annual Appointments to Boards and Committees with a discussion regarding the All-America City Committee; a Resolution regarding the formation of the Santa Maria Tourism Improvement District; the first reading for the proposed Betteravia Plaza project; and two regular business items to include an update to the Emergency Disaster Plan and Technical Amendments to the Santa Maria Municipal Code.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen announced that the warming centers at the Salvation Army had been open for the last three weeks and were being staffed by staff from the Good Samaritan Shelter. Since December 24th, the average occupancy has been 47 individuals. The Good Samaritan Shelter was sheltering about 137 people every night.

Councilmember Orach reported that he attended the Santa Maria Public Airport District Quarterly Meeting and the Santa Maria Valley High School meeting relating to reducing gang violence.

Councilmember Waterfield reported that she attended the Filipino Senior Association of Santa Maria Valley's Installation of Board Members.

Councilmember Zuniga reported she spoke on the Ben Heighes Radio Program; attended the Community Action Coalition meeting that was hosted by Santa Maria Valley High School; participated as the Keynote Speaker with the Santa Maria-Bonita School District at their 15th Annual Migrant Family Conference; and attended a luncheon with local resident Ms. Marmolejo, Congresswoman Capps and Senator Hannah-Beth Jackson.

Mayor Patino reported that she attended the Santa Maria Public Airport District Quarterly Meeting; met with a former gang member to discuss possible strategies for working with current gang issues; spoke at the Community Action Coalition Meeting; and met with the Central Coast Commission for Senior Citizens, Area Agency on Aging.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:20 p.m.

APPROVED:

January 19, 2016
Date

Rhonda M. Garietz, CMC
Chief Deputy City Clerk and ex officio Clerk of the City Council

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria